

**PROPERTY PLAN**  
SCALE: 1" = 100'-0"  
1  
C-1

**GENERAL NOTES:**

- FIELD SURVEY DATE: 07/21/2014
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SITE CONTROL POINT: CENTER OF LATTICE TOWER  
LATITUDE: N.43°-42'-04" (NAD 83)  
LONGITUDE: W.70°-17'-05" (NAD 83)
- OWNER: WGME INC.  
81 NORTHPORT DRIVE  
PORTLAND, ME 04103
- SITE NAME: WGME INC.
- SITE ADDRESS: 81 NORTHPORT DRIVE  
PORTLAND, ME 04103
- APPLICANT: T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02766
- JURISDICTION: CITY OF PORTLAND
- TAX ID: MAP 401 LOT A005
- DEED REFERENCE: BOOK 24799, PAGE 326
- PLAN REFERENCES: CITY OF PORTLAND ASSESSOR/GIS MAPS
- ZONING DISTRICT: COMMUNITY BUSINESS
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. CALL DIGSAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- THIS SURVEY HAS BEEN PREPARED IN CONFORMANCE WITH THE PROCEDURES AND REQUIREMENTS FOR DATA ACCUMULATION SURVEYS AS SET FORTH IN 250 CMR SECTION 6.02. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND PLANS OF REFERENCE AND IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD BOUNDARY SURVEY MAY DISCLOSE.
- THE PROPERTY BOUNDARY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED. NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS AND WAYS ARE SHOWN.
- THE SITE IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY PANEL 230051 MAP 0002C DATED 12/08/1998.
- BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH. GRID NORTH WAS ESTABLISHED FROM GPS OBSERVATIONS. IT IS NOT INTENDED TO BE AN EXACT REPRESENTATION OF TRUE NORTH.

**LEGEND**

---	PROPERTY LINE	---	ABUTTING PROPERTY LINE
---	EXIST. R.O.W. LAYOUT	---	EXIST. EASEMENT
---	PROP. EASEMENT/LEASE AREA	---	EXIST. ZONING BOUNDARY
---	EXIST. CHAIN LINK FENCE	---	PROP. CHAIN LINK FENCE
---	EXIST. TREE LINE	---	EXIST. CONTOUR
---	PROP. CONTOUR	---	EXIST. OVERHEAD UTILITIES
---	PROP. OVERHEAD UTILITIES	---	EXIST. UNDERGROUND UTILITIES
---	PROP. UNDERGROUND UTILITIES	---	UTILITY POLE
---	HYDRANT	---	WATER MANHOLE
---	DRILL HOLE	---	DRAINAGE MANHOLE
---	STONE/CONC. BOUND	---	CATCH BASIN
---	TELCO MANHOLE	---	GAS VALVE
---	SEWER MANHOLE	---	WATER VALVE
<b>B1</b>	NEIGHBORHOOD BUSINESS	<b>R5</b>	RESIDENTIAL
<b>B2</b>	COMMUNITY BUSINESS	<b>RP</b>	RESIDENCE-PROFESSIONAL
<b>R3</b>	RESIDENTIAL		

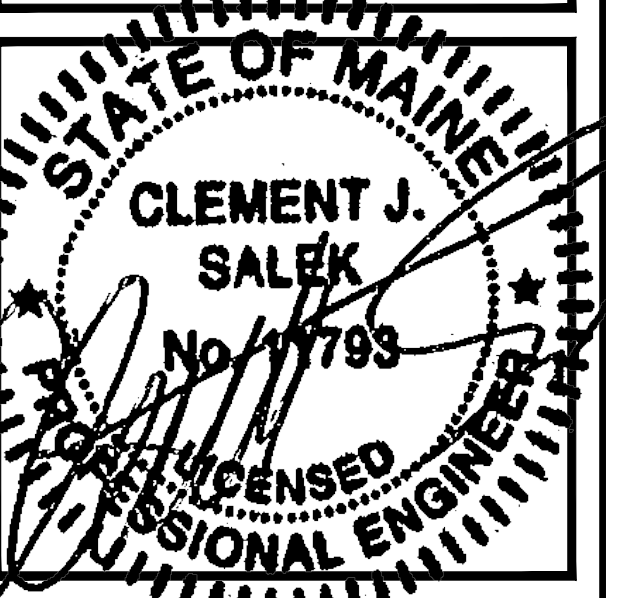
**ZONING INFORMATION**

ZONING DISTRICT: B2 (BUSINESS COMMUNITY)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	N/A	19.49 AC.	N/A
MIN. LOT FRONTAGE:	25'	90'±	N/A
PROPERTY SETBACKS			
FRONT	N/A	239.2'±	541.3'±
SIDE	10'	27.8'±	206.8'±
REAR	N/A	0.0'	509.0'±
MAX. HEIGHT	65'	236.0'±	157.0'±

NOTE:  
1. PROPERTY PLAN BASED ON CITY OF PORTLAND ASSESSORS MAPS AND FIELD VISIT BY CHAPPELL ENGINEERING ASSOCIATES, LLC. ON 07/21/14.  
2. SETBACKS ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS AND/OR EQUIPMENT TO PROPERTY LINES.

T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02766  
OFFICE: (508) 286-2700  
FAX: (508) 286-2893

**CHAPPELL ENGINEERING ASSOCIATES, LLC**  
Civil-Structural-Land Surveying  
R.K. EXECUTIVE CENTRE  
201 BOSTON POST ROAD WEST  
SUITE 101  
MARLBOROUGH, MA 01752  
(508)481-7400  
www.chappellengineering.com



APPROVALS  
LANDLORD \_\_\_\_\_  
LEASING \_\_\_\_\_  
R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
A/E \_\_\_\_\_

PROJECT NO: 4PB-1288-A  
DRAWN BY: CMC

CHECKED BY: JMF

**SUBMITTALS**

2	05/16/17	CONSTRUCTION FINAL
1	03/15/17	CONSTRUCTION
0	03/30/15	ISSUED FOR REVIEW

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4PB-1288-A  
WGME INC.  
81 NORTHPORT DRIVE  
PORTLAND, ME 04103

SHEET TITLE  
PROPERTY PLAN

SHEET NUMBER  
C-1